

ARTICLE XXI

“I – 2” HEAVY INDUSTRIAL DISTRICT

SECTION 1. PURPOSE AND INTENT OF DISTRICT: The “I – 2” Heavy Industrial District is intended for the purpose of allowing basic or primary industries which are generally not compatible with residential and/or commercial activity. Certain extremely obnoxious or hazardous uses will require special permission to locate in this district.

SECTION 2. DISTRICT REGULATIONS: In the “I – 2” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one (1) of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Animal hospitals or clinics.
2. Auto sales, and repair, service, and painting.
3. Bottling works.
4. Blacksmith shops.
5. Building materials, storage and sales.
6. Carpenter, cabinet, plumbing, heating, air conditioning, and sheet metal shops.
 5. Collection and distribution of recyclable items.
- 8 Contractor's office and equipment storage yard.
9. Dog kennels.
10. Dry cleaning and/or laundry plants.
11. Feed and seed stores.
12. Frozen food lockers.
13. Grain elevators.
14. Greenhouses and nurseries, retail and wholesale.
15. Lumber yards.
16. Machinery sales and storage lots .

17. Manufactured home fabrication, sales and storage.
18. Manufacturing or fabrication establishments which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
19. Motor vehicle and farm implement sales and storage.
20. Poultry storage or slaughtering.
21. Public utility and public service uses.
22. Radiator repair shops.
23. Service stations.
24. Storage yards providing the storage yard is completely enclosed with a six (6) foot fence or wall.
25. Truck and rail terminals.
26. Upholstering shops.
27. Vehicle body repair, provided all repair operations are conducted in a closed building, and that all outside storage shall be enclosed by a six (6) foot solid fence.
28. Warehouses or storage houses.
29. Wholesale houses.
30. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals.
 - a. Automobile wrecking yards, junk yards, and scrap processing yards subject to the following:
 - 1) Located on a tract of land at least three hundred (300) feet from a residential district zone.
 - 2) The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a fence, wall, or hedge. The fence, wall, or hedge shall be of uniform height [at least six (6) feet high] and uniform texture and color and shall be so maintained by the proprietor as to ensure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.

- 3) No junk shall be loaded, unloaded, or otherwise placed, either temporarily or permanently, outside the enclosing building, hedge, fence or wall, or within the public right-of-way.
- 4) Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the Fire Department. Said burning, when permitted, shall be done during daylight hours only.
- 5) No junk, salvage, scrap or other materials shall be piled or stacked higher than the top of the required fence or wall.
- 6) Said use shall not be located on or visible from an arterial or major street or highway.
 - b. Manufacturing or storage of bulk oil, gas and explosives.
 - c. Oil and gas exploration, extraction and/or production.
 - d. Storage and warehousing of products of a highly explosive, combustible or volatile nature.
 - e. Mining and/or extraction of minerals.
 - f. Wholesale and retail establishments which handle products of a highly explosive, combustible or volatile nature.
 - g. Petroleum refining.
 - h. Stockyard and slaughter houses.
 - i. Ready-mix concrete and asphalt mix plants.
 - j. Sanitary land fill.
 - k. Storage, warehousing and sale of bulk fertilizers.
 - l. Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise, or vibration.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. Lots in this district shall be subject to the following minimum size requirements unless served by a public water and sewer system:
 - a. Minimum lot area shall be ten thousand (10,000) square feet.

- b. Minimum lot width shall be one hundred (100) feet.
2. A building, structure, or use allowed in this district may occupy all of the lot except for that area required for off-street parking and off-street loading and unloading and their access roads and as required for arterial and/or collector streets in ARTICLE XXVII.
3. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the structure may cover the entire lot except as required for arterial and/or collector streets in ARTICLE XXVII.

SECTION 5. HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from a residential district zone, said building structure shall not exceed one hundred fifty (150) feet in height if not in conflict with airport approach zones.

SECTION 6. YARD REGULATIONS:

1. Front Yard.
 - a. No front yard setback is required for existing uses. New structures shall provide a front yard having a depth of not less than thirty (30) feet measured from the front property line except as required for arterial and collector streets in ARTICLE XXVII.
 - b. Where a lot or lots have double frontage, the required front yard shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot except the buildable width of such lot shall not be reduced to less than twenty-eight (28) feet except where necessary to provide a yard on the side street not less than five (5) feet in width.
 - d. No accessory building shall project beyond the front yard line on either street.
2. Side Yard. There shall be a side yard on each side of a building and said side yard shall not be less than the average height of adjacent buildings. For the lot or tract, side yard requirements shall be fifteen (15) feet.
3. Rear Yard. There shall be a rear yard for buildings in this district, which rear yard shall have a depth of not less than twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is the smaller.

SECTION 7. SIGN REGULATIONS: See ARTICLE XXII.

SECTION 8. PARKING AND LOADING REGULATIONS: See ARTICLE XXIII.

SECTION 9. LANDSCAPING REGULATIONS: See ARTICLE XXIV.

SECTION 10. TRAFFIC REGULATIONS: See ARTICLE XXV.